




FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: John W. Dargle, Jr., Director 

FROM: David Bowden, Director
Planning and Development Division

DATE: November 3, 2011

Agenda

Planning and Development Committee
Wednesday, November 9, 2011 – 6:30 p.m.
Board Room – Herrity Building
Chairman: Kevin Fay
Vice Chair: Ken Quincy

1. Approval to Accept Proffered Off-Leash Dog Park at Lenclair Park and to Approve Facility Name – Action*
2. Revised Scope Approval – Sully Historic Site – Interim Visitor's Center – Action*
3. Kingstowne Park Draft Master Plan for Public Comment – Information*
4. Laurel Hill Sportsplex (with presentation) – Information*
5. Monthly Open-End Contract Activity Report – Information*
6. Closed Session
 - Land Acquisition

*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

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Board Agenda Item
November 16, 2011

ACTION

Approval to Accept Proffered Off-Leash Dog Park at Lenclair Park and to Approve Facility Name (Lee District)

ISSUE:

Approval to establish an off-leash dog area (OLDA) at Lenclair Park in accordance with approved rezoning and proffers dated July 12, 2005, in a rezoning for MDP Groveton LLC RZ 2004-LE-012. Sponsor group proposes to name the facility Blackjack Dog Park.

RECOMMENDATION:

The Park Authority Director recommends approval to establish an off-leash dog area (OLDA) at Lenclair Park in accordance with approved rezoning and proffers dated July 12, 2005, in a rezoning for MDP Groveton LLC RZ 2004-LE-012 and to name the facility Blackjack Dog Park.

TIMING:

Board action is requested on November 16, 2011, to accommodate the timely fulfillment of the approved proffer and development of the proffered OLDA at Lenclair Park.

BACKGROUND:

Redbrick Development Group, LLC is the current owner and developer of the property that was the subject of approved rezoning and proffers dated July 12, 2005, in a rezoning for Groveton Heights located at the corner of Richmond Highway and Memorial Street (RZ 2004-LE-012) (Attachment 1).

During the rezoning process in 2005, input from the Lee District community identified the need for a dog park in this area and the developer proffered to install a dog park at Lenclair Park as part of the rezoning that was approved by the Board of Supervisors. The relevant approved proffer states: "Subject to the approval of the Fairfax County Park Authority, the applicant shall install a dog park at Lenclair Park in accordance with Fairfax County specifications. Said facility shall be installed prior to the issuance of the first residential use permit for the Application Property, unless additional time is agreed to by the Applicant, the Fairfax County Park Authority and the Lee District Supervisor."

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A sponsor group is being formed and is coordinating with the Area Manager, Joe Nilson, to provide operational support of the OLDA in accordance with Park Authority practices. The sponsor group has requested that the OLDA be named Blackjack Dog Park. Blackjack was the name of a dog that was the pet of one of the key sponsors. While the Naming Policy (Policy 106) does not specifically align with the request, the name is one that resonates with the sponsor group and the sponsor group will be making a significant contribution to the facility by agreeing to be responsible for key OLDA operational aspects.

Lenclair Park is classified as a Local Park and has not yet been master planned. In cases where a turnkey facility is proffered as part of a rezoning process that includes public participation and hearings, the rezoning process substitutes for a formal master plan. Lenclair Park is comprised of two sections that are separated by Tower Drive and the entrance to the apartment complex located to the north of the park. The OLDA is proposed to be located in the eastern section of the park. Uses and facilities on the remainder of the park will be determined through the park planning process.

Staff is working closely with the Lee District Supervisors office, Redbrick Development, and the sponsor group to design this facility appropriately keeping neighborhood concerns in mind. A letter and petition opposing the OLDA has been circulated based on general opposition to dog parks by a professional dog trainer (Attachment 2).

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Lenclair Park Vicinity

Attachment 2: Petition Opposing Lenclair Dog Park

STAFF:

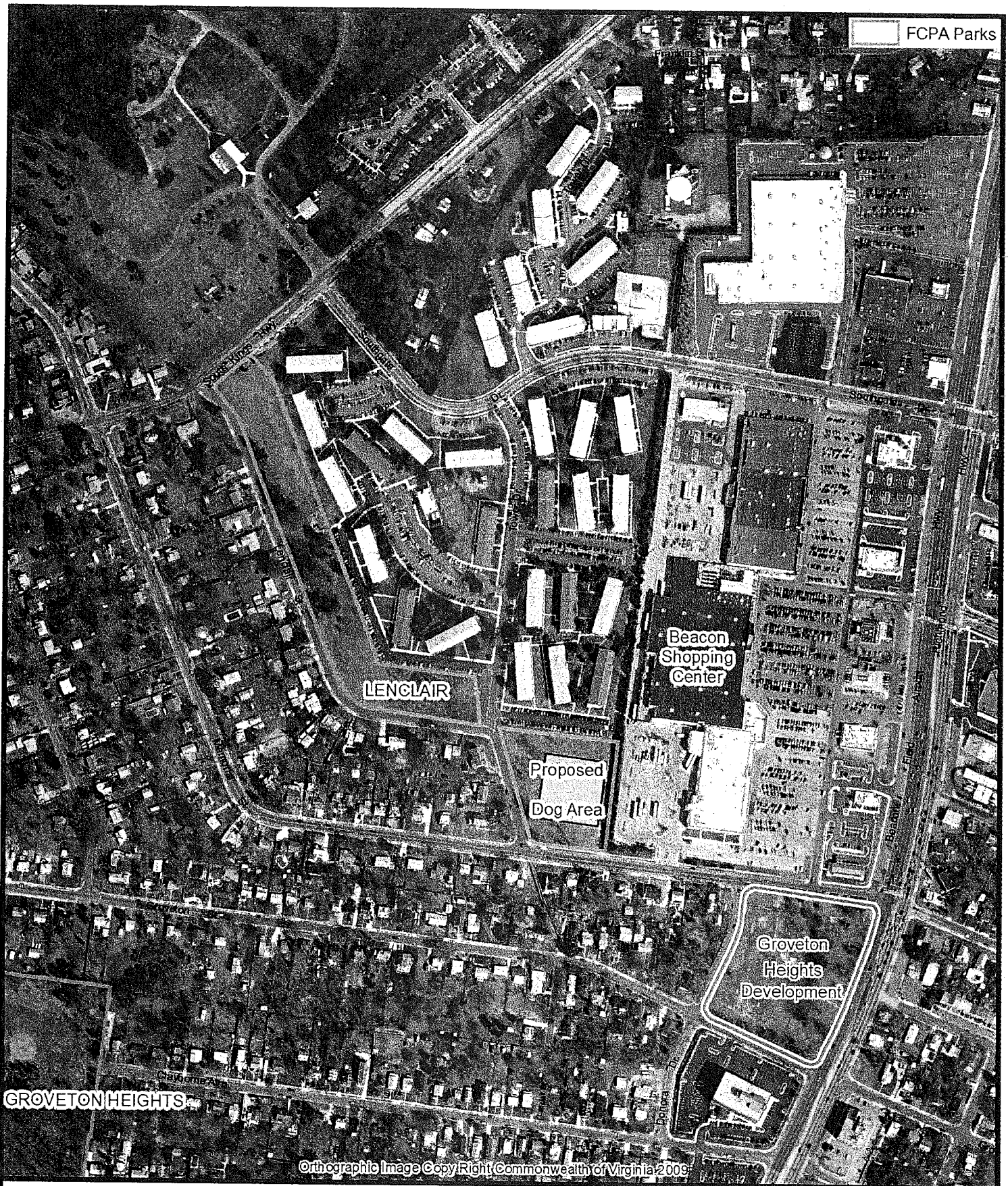
John W. Dargle, Jr., Director

Cindy Messinger, Deputy Director/CFO

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning and Development Division

Todd Johnson, Director, Park Operations Division



GROVETON HEIGHTS

Orthographic Image Copy Right Commonwealth of Virginia 2009



**FAIRFAX COUNTY
PARK AUTHORITY**

12055 Government
Center Parkway, Suite 406
Fairfax, VA 22035-1118

Associated Development

LENCLAIR PARK

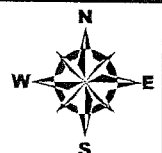
6625 LENCLAIR STREET, ALEXANDRIA VA

0 100 200 400



Feet

DRAFT
6 October 2010



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Sept 6, 2011

John Dargle, Jr
Director
Fairfax County Park Authority
12055 Government Center Parkway
Suite 927
Fairfax, VA 22035

*JMD
9 Sep 2011*

Dear Mr. Dargle,

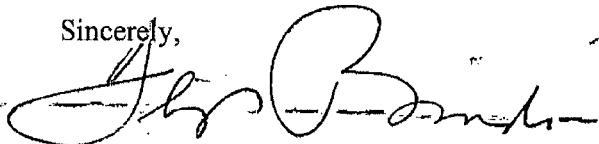
I am writing to you in reference to the "Blackjack Dog Park" that has been proposed for Lenclair and Memorial Streets in the Groveton area of Alexandria. I have been an animal behavioral counselor/trainer for over 30 years. I am very opposed to dog parks, in general, and concerned about yet another dog park coming just down the block from me. I and two others have petitioned the neighborhood, including those houses which would be most impacted and the petition with more than 50 signatures is attached. All three of us found, in talking with people, that, in fact, the vast majority of people either had not heard anything about the proposed park or had just "sort of heard about it". No one had been approached by a Groveton Civic Assn. member about impact to them or other park users. So it appears that this project was spearheaded by a small group of people who are very active in the Groveton Civic Association. Many of us do not attend the meetings. Other park users would include the hundreds of people who live in the Beacon Hill apartment complex, who are not technically part of this civic association. Many people in that complex have dogs. Prior to taking up the petition, I tried to persuade/educate the ones who favor this park, along with another very dog savvy person (breeder, vet tech, obedience trainer), but we were ignored, including the literature she brought from the American Pet Dog Trainer's Association to a meeting which addresses the issue of dog parks.

Many of the people I spoke with would like to see a family park there – with picnic tables, grills and a play lot, so that the families and children in our neighborhood would have a nice place to gather. We will take this up at a meeting.

I hope that the strong neighborhood opposition to this park, which is evidenced by so many signatures on the enclosed petition, will be enough to keep this from being approved. In closing, I would also like to add that between the three of us that canvassed our neighborhood, NOT ONE person we approached declined to sign the petition.

Thank you for your attention.

Sincerely,



Flip Biondi
Dog Pride/Holistic Animal Education
www.flipbiondi.com
NADOI, APDT, IACP, IAABC

P.S. I was
employed by the
Park Authority for
over 20 years. I
taught Dog Obedience
at Lee District

cc: Edward Button, Sr.

Signatures requested

PETITION AGAINST THE PROPOSED LENCLAIR DOG PARK

By signing below, I state my opposition to any dog park in Lenclair Park.

Printed Name	Address	Signature
(2) Biondi - Park Family	3311 Memorial St	[Signature]
JUAN SAULVI	3308 Memorial St	[Signature]
Aaron R	3304 Memorial St	[Signature]
Lori Cruz	6732 Lenclair St.	[Signature]
Jane M. Hall	3303 Memorial St	[Signature]
Natalie Viera	3306 Memorial St.	[Signature]
Linda Maharry	3422 Memorial St	[Signature]
BOATE-NE	3424 ✓ ✓	[Signature]
Christine Travis	3427 Memorial St	[Signature]
Judy Sawanick	3405 Memorial St	[Signature]
Michelle Cain	3321 Memorial St	[Signature]
JAMES JOHNSON	3317 Memorial St.	[Signature]
GARY VOLLMER	3432 MEMORIAL ST	[Signature]
Betsy Crupper	3417 Memorial ST	[Signature]
Judy Ferrier	3417 Memorial St	[Signature]
Michael Margolis	3423 Memorial St	[Signature]
Julie Margolis	3423 Memorial St	[Signature]
Allen Ford	3433 Memorial St.	[Signature]
Mary Ford	3433 Memorial St	[Signature]
Danny Mancini	3410 MEMORIAL	[Signature]
Rick Rickman	3408 Memorial ST	[Signature]
Jude McKeown	3408 Memorial	[Signature]
William Kelly	3220 Memorial	[Signature]
Megan Kelly	3220 Memorial	[Signature]
Carol Wilke	3300 Memorial	[Signature]
Diane Wilke	3300 Memorial	[Signature]
Picardo	3221 Memorial St	[Signature]
Daniel Bernstein	3315 Memorial St	[Signature]
Gino Aronson	3315 Memorial St.	[Signature]
JEAN BAILES	3414 MEMORIAL ST	[Signature]

By signing below, I state my opposition to any dog park in Lenclair Park.

Signature _____

3311 Memorial St

3308 MEMOIR

3304 Memoranda

732 Lenclair St.

210 Monomial St

3210 Memorial St

3201 Memorial St

3701 Memorial St

5726 Monclair St

5726 W. H. C. L. v. S. T.

517 Memorial St

3117 Memorials f

201 Memorial St

101 MURRAY ST

21 MEMORIAL ST

211 Memoria 5)

3711 Memorial St
3876 Memorial Ave

2304 Memorial St

2220 Memorial

2000 11 27 5 11 11

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PETITION AGAINST THE PROPOSED LENCLAIR DOG PARK

By signing below, I state my opposition to any dog park in Lenclair Park.

Printed Name

Address

Signature

Bradford Anker	6706 Lenclair ST.	Bradford Anker
Maha Awwad	6704 Lenclair ST.	Maha Awwad
Sadie Zunder	6630 Lenclair St	Sadie Zunder
Kim Murray	6702 Lenclair St	Kim Murray
JACKIE GERRARD	6714 Lenclair St	Jackie Gerrard
M. Giel	6724 LENCLAIR ST	Medina Giel
John H. H. H.	6716 Lenclair	John H. H. H.

Mel +
(2)

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November 16, 2011

ACTION

Revised Scope – Sully Historic Site – Interim Visitor's Center Approval and Reallocation of Project Funds for Design and Construction (Sully District)

ISSUE:

Approve a revised project scope and reallocation of project funds for design and construction of the Interim Visitor's Center at Sully Historic Site.

RECOMMENDATION:

The Park Authority Director recommends approval of the revised project scope and reallocation of project funds for design and construction of the Interim Visitor's Center at Sully Historic Site.

TIMING:

Board action is requested on November 16, 2011.

BACKGROUND:

The 2004 Park Bond included entrance road improvements and an interim visitor's center project. These proposed improvements were in response to the widening of Virginia Route 28 (Sully Road) and the resulting closure of the public park entrance road to the site off of Sully Road. The old entrance road connected to the parking lot and entrance building south of the historic Sully house. The new park entrance road from the north changed the visitor orientation to the site and required an amendment to the park plan. In July 2005 the Park Authority Board approved the Sully Historic Site Master Plan Revision. The Master Plan revision incorporated the relocated park entrance road and recommended locating a new visitor's center and parking area east of the historic Sully house. The master plan revision also recommended that an interim visitor's center should be provided to make the site functional until funding for a permanent visitor's center becomes available.

In January 2010 the Park Authority Board approved a scope for the design and construction of the interim visitor's center including installation of a composting waterless toilet system, entrance road landscaping and related work. The approved project budget, based on the estimated cost, was \$259,600. This cost estimate was based on the assumption that use of a modular prefabricated building could be classified as a temporary structure and not subject to all the same site and building plan

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requirements of a permanent building such as full plumbing facilities, fire protection and storm water management. However, the Department of Public Works and Environmental Services (DPWES) reviewed the initial visitor's center plans and determined that the project should be treated as a permanent structure. A location map showing Sully Historic Site is shown in Attachment 1.

This revised scope (Attachment 2) recommends design and permitting of most elements of a standard site plan to comply with the direction from DPWES. The Project Team also recommends provision of a turn-key facility ready for staff occupancy and use at the end of the construction sequence. Staff considered several design and cost alternatives to determine the most cost effective way to accomplish this project. Cost savings can be realized if Park Authority crews perform a portion of the site work. Other revisions to the original scope include:

- Revise the Minor Site Plan in accordance with DPWES development standards
- Install a 20' x 60' modular building with interior restrooms, water fountain and janitors closet to meet code requirements
- Delete the proposed self-mulching toilets (which did not include the required running water and janitor's sink area)
- Design and install water, sewer, electrical, and communication utilities
- Install a fire hydrant
- Install additional brick paving at the entry
- Improve existing site drainage to comply with storm water management requirements
- Add design, management, and permit fees for the additional work
- Add millwork and fixtures at the interior of the modular building

The schedule for this project is revised as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	1st Qtr CY 2012
Design	2nd Qtr CY 2012
Construction	3rd Qtr CY 2012

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Total funding needed for design, permitting and construction of this project is \$703,360. The current available funding balance is provided in the table below:

Fund	Project	Available Balance
370 2004 Bond Construction	Natural and Cultural Resources – Sully Historic Site	\$259,600
371 Park Capital Improvements	Various Existing Sully District Proffers	\$141,186
371 Park Capital Improvements	Sully District Telecom	\$4,144
371 Park Capital Improvements	Easement Fees in Sully District	\$4,506
Total Available to Date		\$409,436

Based on current available funding of \$409,436 and the estimated cost to construct all project improvements of \$703,360, additional funding in the amount of \$293,924 is required to construct all project improvements. Staff recommends reallocating funding in the amount of \$293,924 from the available balance of funding in three projects. In Fund 370, 2002 Park Bond Project 475502, Community Park Development, West County RECenter (Cub Run), reallocate the amount of \$39,765 which is the residual amount available in this completed project. In Fund 370, 2008 Park Bond Project 475008, Sully Woodlands Conceptual Design – Stewardship Education Center, reallocate the amount of \$100,000 which is a portion of the project funds. In Fund 370, 2008 Park Bond Project 475008, Stewardship, Sully Woodlands, reallocate the amount of \$154,159 which is a portion of the project funds. The total of these reallocated funds is \$293,924. When combined with the available funds of \$409,436 the total amount of \$703,360 will be provided for the project (Attachment 3).

FISCAL IMPACT:

Based on the revised scope cost estimate, total funding in the amount of \$703,360 is necessary for this project. Funding is currently available in the amount of \$259,600 in Project 475004, Natural and Cultural Resources, Detail 292, Sully Historic Site, Fund 370, Park Authority Bond Construction; \$141,186 in Project 004750, Park Proffers, Fund 371, Park Capital Improvement Funds; \$4,144 in Project 004158, Sully District Parks Telecommunications, Fund 371, Park Capital Improvement Fund; \$4,506 in Project 004503, Cub Run Stream Valley Park, Fund 371, Park Capital Improvement Fund; \$39,765 in Project 475502, Community Park Development, Detail 658 West County RECenter, Fund 370, Park Authority Bond Construction; \$100,000 in Project 475008, Stewardship, Sully Woodlands Conceptual Design for Stewardship Education Center, Fund 370, Park Authority Bond Construction; and \$154,158 in Project 475008, Stewardship, Stewardship Projects – Ellick Woodlands, Fund 370, Park Authority Bond Construction.

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visitor's center plans and determined that the project should be treated as a permanent structure. A location map showing Sully Historic Site is shown in Attachment 1.

This revised scope recommends design and permitting of most elements of a standard site plan to comply with the direction from DPWES. Staff considered several design and cost alternatives to determine the most cost effective way to accomplish this project. Cost savings can be realized if Park Authority crews perform a portion of the site work. Other revisions to the original scope include:

- Revise the Minor Site Plan in accordance w/DPWES development standards
- Install a 20' x 60' modular building w/interior restrooms, water fountain and janitors closet to meet code requirements
- Delete the proposed self-mulching toilets (which did not include the required running water and janitor's sink area)
- Design and install water, sewer, electrical, and communication utilities
- Install a fire hydrant
- Install additional brick paving at the entry
- Improve existing site drainage to comply with storm water management requirements
- Add design, management, and permit fees for the additional work

The schedule for this project is revised as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	1st Qtr CY 2012
Design	2nd Qtr CY 2012
Construction	3rd Qtr CY 2012

FISCAL IMPACT:

Based on the revised scope cost estimate, additional funding in the amount of \$443,760 is necessary for this project. Funding is currently available in the amount of \$104,345 in Project 004750, Park Proffers, Fund 371, Park Capital Improvement Funds, \$39,765 in Project 475502, Community Park Development, Detail 658 West County RECenter, Fund 370, Park Authority Bond Construction, and \$299,650 in Project 475008, Stewardship, Sully Woodlands Stewardship, Fund 370, Park Authority Bond Construction.

ENCLOSED DOCUMENTS:

Attachment 1: Location Map – Sully Historic Site Interim Visitor's Center
Attachment 2: Revised Scope Cost Estimate
Attachment 3: Project Funding Sources

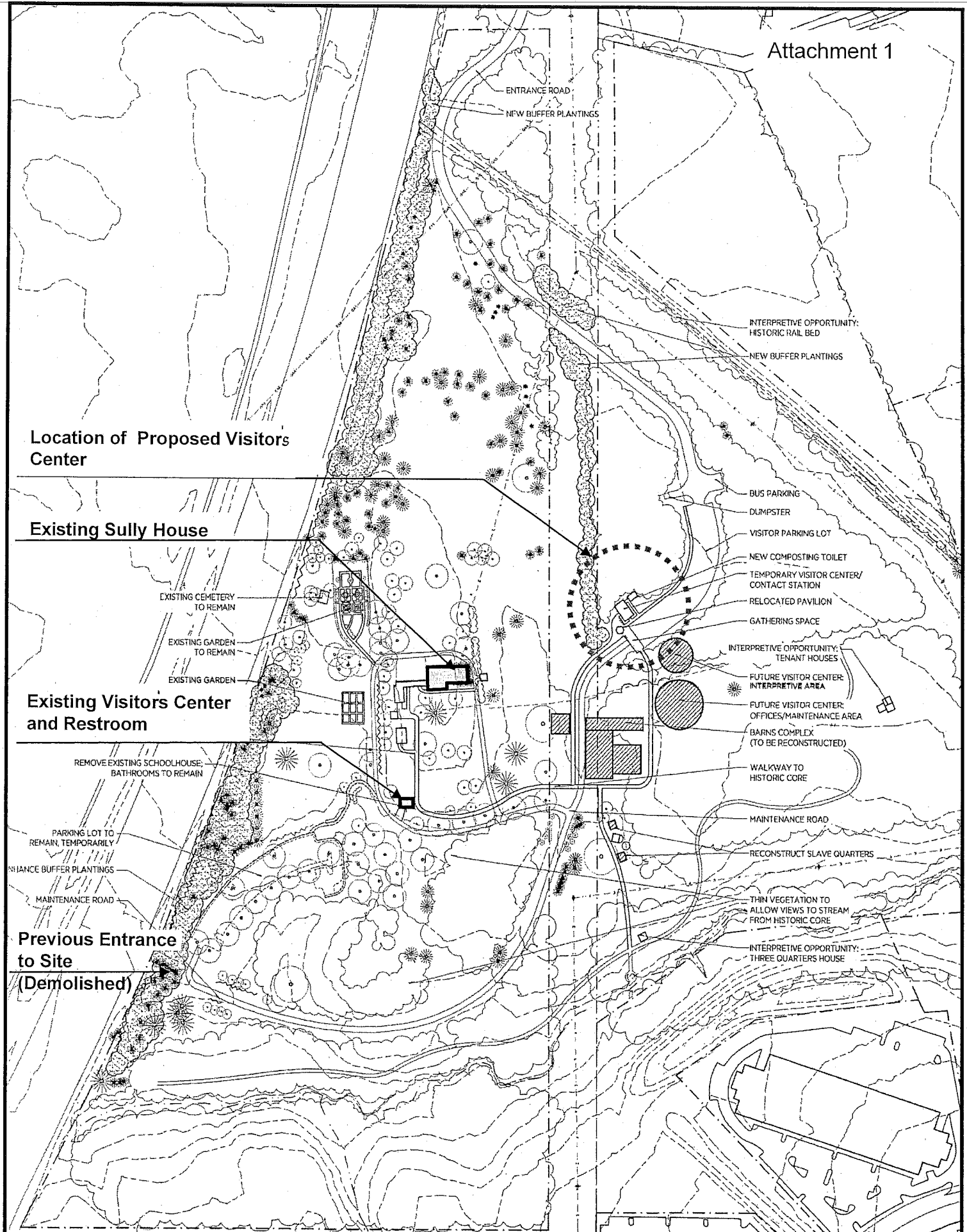
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Location of Proposed Visitors Center

Existing Sully House

Existing Visitors Center and Restroom

Previous Entrance to Site (Demolished)



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REVISED SCOPE COST ESTIMATE**Sully Visitor's Center**

Design Fees and Professional Services	\$ 88,000
Permits	\$ 3,500
Site Work	\$ 36,000
Interim Visitor Center	\$ 175,000
Utilities	\$ 175,000
Sidewalks	\$ 21,000
FF&E	\$ 90,000
Landscape Seed & Sod	\$ <u>9,100</u>
Subtotal	\$ 597,600
Construction Contingency (10%)	\$ 59,760
Administration	\$ <u>46,000</u>
Total Revised Scope Estimate -	\$ 703,360

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Project Funding Sources

Fund	Source	Name	Park	Details	Available Balance	Amount Allocated
	Proffers					
371	Proffers received Project 004750	Park Proffers	Sully Spv Dist	MHI Rugby Road	\$3,546	\$3,546
371	Proffers received Project 004750	Park Proffers	Sully Spv Dist	Stone Creek Crossing	\$1,450	\$1,450
371	Proffers received Project 004750	Park Proffers	Sully Spv Dist	Fair Lakes Crossing	\$11,067	\$11,067
371	Proffers received Project 004750	Park Proffers	Sully Spv Dist	Centreville Farm Parcel 32	\$4,240	\$4,240
371	Proffers received Project 004750	Park Proffers	Sully Spv Dist	Centreville Road	\$84,042	\$84,042
					Total Proffers Available	\$104,345
370	2002 Park Bond Project 475502	Community Park Development	West County RECenter (Cub Run)	Residual Funds – project complete	\$39,765	\$39,765
370	2008 Park Bond Project 475008	Stewardship	Sully Woodlands		\$970,000	\$299,650
					Total Funding	\$443,760

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INFORMATION

Kingstowne Park Draft Master Plan Revision for Public Comment (Lee District)

Kingstowne Park is a 75-acre site owned by Fairfax County and the Park Authority. The park is located along Old Telegraph Road in the Kingstowne Community (Attachment 1). The park was proffered to be dedicated in April 1989 as a part of the Kingstowne planned community rezoning. Revision of the approved master plan is needed to more accurately reflect the existing uses and conditions that differ from the approved plan. A large portion of the park site includes dams and ponds that were left from the previous quarry operation.

The Kingstowne Park Master Plan revision process was initiated in 2010 coincident with a breach of the dam at Pond 5 in the park. The Department of Public Works and Environmental Services (DPWES) provided emergency repairs and proposed a plan to restore the pond in a manner that would provide stormwater management. Given that a more limited area is available for park facilities than the original master plan envisioned, and the fact that DPWES recognized an opportunity to improve the existing ponds to include stormwater management, the decision was made to have Park Authority and DPWES staffs work together to revise the master plan. This approach provided an opportunity to revise the park master plan to reflect more accurately the existing and potential site uses and address stormwater issues.

The Kingstowne Park Master Plan revision seeks to provide a balance between passive recreational opportunities, resource stewardship and stormwater management. Proposed uses consist of a park zone to allow for locating park facilities as appropriate and a stormwater management zone, designed to allow for management of existing wetlands areas and ponds within the park (Attachment 2).

The draft master plan includes a combined General Management Plan (GMP) and Conceptual Development Plan (CDP). Two management zones are included in the GMP with designated uses and facilities included in the CDP as follows:

Management Zones (GMP)	Uses and Facilities within Zones
Park Zone	Trails Picnic Area Natural Resource Areas
Stormwater Management Zone	Wetlands Mitigation Areas Wet Ponds Stormwater Management facilities

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In order to collect public input, the draft master plan revision will be published on the Park Authority website and staff will invite public comment on the plan through the web and at a public comment meeting to be held in December 2011. The public meeting will be followed by a 30-day open comment period followed by consideration for approval by the Park Authority Board in early 2012. If approved, a public use determination approval by the Planning Commission may be required prior to facility installation in accordance with Virginia Code Section 15.2-2232.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Kingstowne Park Draft Master Plan

STAFF:

John W. Dargle, Jr., Director

James Patterson, Director, Department of Public Works and Environmental Services

Sara Baldwin, Deputy Director/COO

Cindy Messinger, Deputy Director/CFO

David Bowden, Director, Planning & Development Division

Randy Bartlett, Director, Stormwater Management

Cindy Walsh, Director, Resource Management Division

Todd Johnson, Director, Park Operations Division

Sandy Stallman, Manager, Planning & Development Division

Pat Rosend, Senior Park Planner, Planning & Development Division

Paul Shirey, Chief, Maintenance and Stormwater Branch, DPWES

Kingstowne Park Vicinity Map



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INFORMATION

Laurel Hill Sportsplex (Mount Vernon District) (with presentation)

Staff will present an overview of the Final Feasibility Report for the Laurel Hill Sportsplex prepared by consultant Brailsford and Dunlavey (B&D). The presentation will include a very brief overview of the Laurel Hill Conceptual Development Plan (CDP), including placement of the sports field clusters at Laurel Hill. The overview of the B&D report will include the focus group work, demand analysis, review of comparable facilities, project modeling, and the development of the project pro forma including development costs and revenue/expense estimations. The conclusion will describe the recommended phasing plan and activities since the completion of the report in 2008.

ENCLOSED DOCUMENTS:

None

STAFF:

John W. Dargle, Jr., Director

Cindy Messinger, Deputy Director/CFO

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning and Development Division

Kirk Holley, Manager, Special Projects, Planning and Development Division

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INFORMATION

Monthly Open-End Contract Activity Report

The Monthly Open-End Contract Activity Report lists contracts initiated up to October 2011 for professional and construction services over \$100,000. The report is broken down into Professional Services and Construction Services. A contract activity is added to the report when a cost proposal has been requested for a project. After the Notice to Proceed has been issued, the contract activity will be listed one last time before being removed from the report. There were no construction services contracts reported for this month.

Professional Services

Proposal Request Date	Project Name	Firm Name	Amount	Funding Source	Scope of Work	Notice to Proceed Date
9/19/2011	Twin Lakes Oaks Room Expansion	Wisnewski Blair and Associates	--	Project #: 475008 Detail: 962 Fund: 370	2,100 sf addition to Oaks Room and Kitchen	--
10/7/2011	Oak Marr Fitness Addition	Hughes Group Architects	--	Project #: 474408 Detail: 963 Fund: 370	10,000 sf new addition plus 5,000 sf interior renovation for new fitness center	--
11/26/2011	Spring Hill RECenter Expansion	Hughes Group Architects	--	Project #: 474408 Detail: TBD Fund: 370	15,000 sf new addition plus 5,000 sf interior renovation for new fitness center	

ENCLOSED DOCUMENTS:

None

STAFF:

John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara Baldwin, Deputy Director/COO

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David Bowden, Director, Planning and Development Division
John Lehman, Branch Manager, Planning and Development Division
Kirk Holley, Branch Manager, Planning and Development Division
Deb Garriss, Branch Manager, Planning and Development Division
Julie Cline, Branch Manager, Land Acquisition Branch

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